

NARRATIVE

Intent

Evergreen is requesting an amendment to the Santa Fe Park General Planned Development Plan for the creation of River Park GPDP, a TOD oriented mixed-use development. This amendment affects the northern 33.34 acres of the existing undeveloped Santa Fe Park GPDP. The purpose of the amendment is to create a more logical land use plan in response to changing land use patterns as well as evolving market conditions and shopper preferences. In addition, the amendment seeks to establish development standards which comprehensively meet the goals and objectives of community plans and guidelines which have been adopted since the original GPDP's approval in 1985.

Two "Changes in Conditions" of the property necessitate the GPDP revision. Those changes are the addition of the Mineral light rail station and the subdivision of the larger Santa Fe Park land parcel into two ownership entities. Neither of these conditions were anticipated in 1985 when the Sana Fe Park GPDP was approved.

To meet these intentions, the amendment proposes to:

- Transfer land uses, as contemplated by the original GPDP, to locate the less intense residential uses along the Platte River Open Space to protect ecologically sensitive areas.
- Orient and encourage more intense commercial and office use along S. Santa Fe Dr. and adjacent to the Mineral Station RTD.
- Preserve visual assets by establishing building height restrictions based on use.
- Promote a pedestrian oriented development by modifying interior street standards and building setbacks.
- Reduce the visual and environmental impact of surface parking through the use of shared parking.

Schedule

Phase I will consist of over-lot grading and the construction of the public roadways and master infrastructure by Evergreen. Phase I construction is expected to begin within six months of the amendment approval and continue for approximately nine months thereafter.

Phase II is expected to be the construction of the apartment community within Area 'B', the "River". This development is anticipated to begin simultaneous with Phase I. Construction will last for approximately 24 months.

Phase III is anticipated to be the development of the senior housing component within Area 'C', the "Homestead". Construction is unlikely to begin until the completion of Phase 1 and continue over the following 24 months.

Phase IV is foreseen as the development of the commercial and office uses in Area 'A', the "Harvest". Development within this area may begin as early as the completion of Phase I and continue over a five-year period.

Ultimately, phasing and construction starts will be dictated by market conditions.

Maintenance

A metro district is to be formed for the construction of public improvements and the maintenance of the following:

- landscape areas and pedestrian amenities within the right of ways of both S. Platte River Parkway and Nichols Dr.,
- the 25' landscape buffer and pedestrian walk along the western property line adjoining the Platter River Open Space,
- the 90' drainage tract along W. Mineral Ave., and
- the off-site water quality and detention facility.